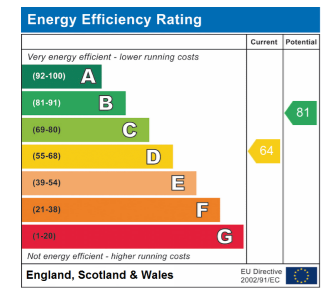




Sallowbush Road, Huntingdon PE29 7AF

### Guide Price £245,000

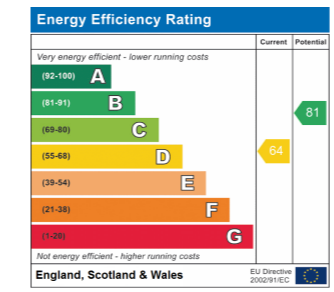
- Hugely Improved Family Home
- Three Bedrooms
- Re-Fitted Kitchen/Breakfast Room
- Re-Fitted Bathroom
- Two Car Private Driveway
- Landscaped Gardens
- Re-Roofed And Replastered
- Popular Estate Location
- Ideal First Time Buy Or Investment Purchase



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### UPVC Double Glazed Front Door To

### Entrance Porch

4' 11" x 4' 7" (1.50m x 1.40m)

Double panel radiator, coats hanging area, ceramic tiled flooring.

### Lounge

15' 5" x 13' 9" (4.70m x 4.19m)

UPVC window to front aspect, TV point, telephone point, central fire place with inset Living Flame gas fire and display sill, re-decorated and re-plastered, radiator with decorative cover.

### Kitchen/Dining Room

15' 5" x 12' 6" (4.70m x 3.81m)

Re-fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, UPVC window and glazed door to garden aspect to the rear, integral AEG electric oven and Samsung induction hob, under stairs utilities cupboard, glass fronted display cabinets, single drainer sink unit with mixer tap, plumbing for automatic dishwasher, space for fridge freezer, double panel radiator, part ceramic tiled flooring.

### First Floor Landing

Access to insulated loft space, airing cupboard housing gas fired central heating boiler and shelving

### Bedroom 1

13' 5" x 9' 10" (4.09m x 3.00m)

UPVC window to front aspect, double panel radiator, double wardrobe with hanging and shelving.

### Bedroom 2

9' 10" x 9' 10" (3.00m x 3.00m)

UPVC window to rear aspect, radiator, cupboard storage.

### Bedroom 3

10' 10" x 5' 11" (3.30m x 1.80m)

UPVC window to front aspect, storage cupboard, wall light point.

### Cloakroom

Fitted with low level WC, vinyl floor covering.

### Family Bathroom

Re-fitted in a two piece white suite comprising pedestal wash hand basin with tiling, panel bath with mixer tap hand shower, UPVC window to rear aspect, vinyl floor covering.

### Outside

The brick paviour frontage gives an extensive driveway for two vehicles. The rear garden is pleasantly landscaped and measures approximately 42' in length, enclosed by a combination of panel fencing with gated access to the rear. There is a brick built shed/store with light and power to the rear boundary.

### Agents Note

The electricians have been updated throughout and benefit from a new consumer unit. The property is positioned less than 20 minutes' walk from Huntingdon station with access to London in less than an hour. It is also within easy access of Huntingdon town centre and amenities.

### Tenure

Freehold

Council Tax Band - A

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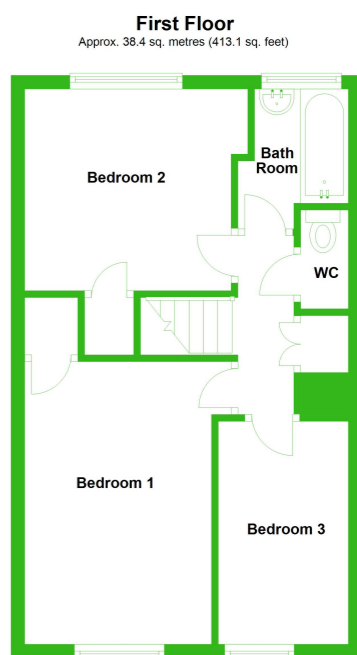
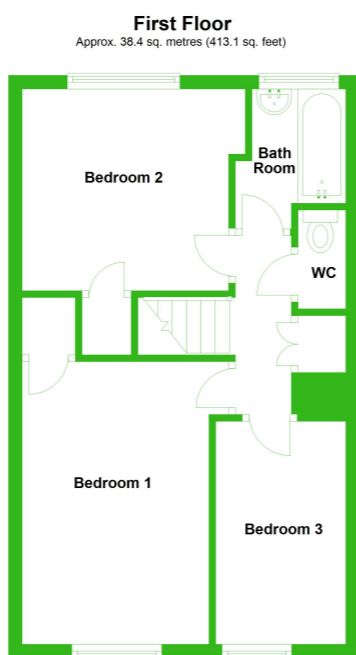
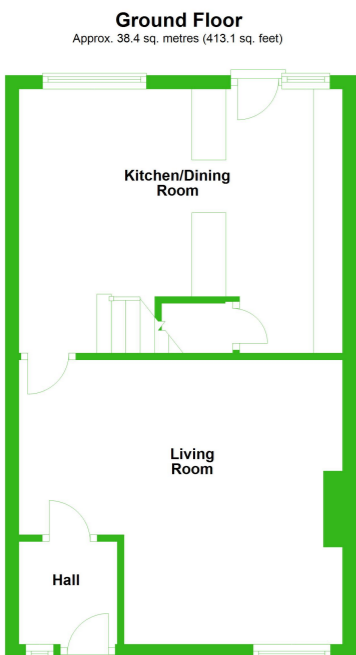
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